

**Notice of Allowability**

Application No.

09/610,005

Examiner

Daniel L. Greene

Applicant(s)

DONAHUE, JAY

Art Unit

3621

**-- The MAILING DATE of this communication appears on the cover sheet with the correspondence address--**

All claims being allowable, PROSECUTION ON THE MERITS IS (OR REMAINS) CLOSED in this application. If not included herewith (or previously mailed), a Notice of Allowance (PTOL-85) or other appropriate communication will be mailed in due course. **THIS NOTICE OF ALLOWABILITY IS NOT A GRANT OF PATENT RIGHTS.** This application is subject to withdrawal from issue at the initiative of the Office or upon petition by the applicant. See 37 CFR 1.313 and MPEP 1308.

1. ☒ This communication is responsive to 11/3/2005.
2. ☒ The allowed claim(s) is/are 1-27,29-42,44-46 and 48-56.
3. ☐ Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).
- a) ☐ All b) ☐ Some\* c) ☐ None of the:
1. ☐ Certified copies of the priority documents have been received.
2. ☐ Certified copies of the priority documents have been received in Application No. \_\_\_\_\_.
3. ☐ Copies of the certified copies of the priority documents have been received in this national stage application from the International Bureau (PCT Rule 17.2(a)).

\* Certified copies not received: \_\_\_\_\_.

Applicant has THREE MONTHS FROM THE "MAILING DATE" of this communication to file a reply complying with the requirements noted below. Failure to timely comply will result in ABANDONMENT of this application.

**THIS THREE-MONTH PERIOD IS NOT EXTENDABLE.**

4. ☐ A SUBSTITUTE OATH OR DECLARATION must be submitted. Note the attached EXAMINER'S AMENDMENT or NOTICE OF INFORMAL PATENT APPLICATION (PTO-152) which gives reason(s) why the oath or declaration is deficient.
5. ☐ CORRECTED DRAWINGS (as "replacement sheets") must be submitted.
- (a) ☐ including changes required by the Notice of Draftsperson's Patent Drawing Review (PTO-948) attached
- 1) ☐ hereto or 2) ☐ to Paper No./Mail Date \_\_\_\_\_.
- (b) ☐ including changes required by the attached Examiner's Amendment / Comment or in the Office action of Paper No./Mail Date \_\_\_\_\_.
- Identifying indicia such as the application number (see 37 CFR 1.84(c)) should be written on the drawings in the front (not the back) of each sheet. Replacement sheet(s) should be labeled as such in the header according to 37 CFR 1.121(d).
6. ☐ DEPOSIT OF and/or INFORMATION about the deposit of BIOLOGICAL MATERIAL must be submitted. Note the attached Examiner's comment regarding REQUIREMENT FOR THE DEPOSIT OF BIOLOGICAL MATERIAL.

**Attachment(s)**

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Notice of References Cited (PTO-892)  | 5. <input type="checkbox"/> Notice of Informal Patent Application (PTO-152)            |
| 2. <input type="checkbox"/> Notice of Draftsperson's Patent Drawing Review (PTO-948)                                | 6. <input type="checkbox"/> Interview Summary (PTO-413),<br>Paper No./Mail Date _____. |
| 3. <input type="checkbox"/> Information Disclosure Statements (PTO-1449 or PTO/SB/08),<br>Paper No./Mail Date _____ | 7. <input type="checkbox"/> Examiner's Amendment/Comment                               |
| 4. <input type="checkbox"/> Examiner's Comment Regarding Requirement for Deposit<br>of Biological Material          | 8. <input checked="" type="checkbox"/> Examiner's Statement of Reasons for Allowance   |
|   | 9. <input type="checkbox"/> Other _____  |

**DETAILED ACTION**

***Allowable Subject Matter***

1. Claims 1-27, 29-42, 44-46, and 48-56 are allowed.

The following is an examiner's statement of reasons for allowance:

As per the DECISION ON APPEAL , 11/03/2005, the decision on appeal from the final rejection of claims 1-27, 29-42, 44-46 and 48-57 was REVERSED.

As per claims 1, 14, 23, 29, 30, 38, 48, 49, 50, 51, 52, 53 and 56 the closest prior art of record Crawford et al. U.S. Patent 6,502,113 B1, Hoyt et al. U.S. Patent 6,067,531, Rickard et al. U.S. Patent 6,112,189, Boesch et al. U.S. Patent 5,897,621, Luke et al. U.S. Patent 6,131,087 and Raveis , Jr. U.S. Patent 6,321,202 taken either individually or in combination with other prior art of record fails to teach or suggest negotiating a real estate lease transaction that provides a plurality of lease provisions and a plurality of predefined actions associated with each of the lease provisions are associated with a first phase of a lease negotiations and, selecting one of the plurality of predefined actions associated with each lease provision..

The specific allowable feature, which distinguishes the present invention over the prior art is that the displayed plurality of lease provisions are associated with a first phase of a lease negotiation, (DECISION ON APPEAL, 11/03/2005, page 9) and selecting one of the plurality of predefined actions.

Claims 2-13 are dependent upon Claim 1 and thus have all the limitations of claim 1 and are allowable for that reason.

Claims 15-22 are dependent upon Claim 14 and thus have all the limitations of claim 14 and are allowable for that reason.

Claims 31-37 are dependent upon Claim 30 and thus have all the limitations of claim 30 and are allowable for that reason.

Claims 39-42 and 44-46 are dependent upon Claim 38 and thus have all the limitations of claim 38 and are allowable for that reason.

Claims 54-55 are dependent upon Claim 53 and thus have all the limitations of claim 53 and are allowable for that reason.

Claim 57 is dependent upon Claim 56 and thus has all the limitations of claim 56 and is allowable for that reason.

Any comments considered necessary by applicant must be submitted no later than the payment of the issue fee and, to avoid processing delays, should preferably accompany the issue fee. Such submissions should be clearly labeled "Comments on Statement of Reasons for Allowance."

### ***Conclusion***

Any inquiry concerning this communication or earlier communications from the examiner should be directed to Daniel L. Greene whose telephone number is 571-272-6707. The examiner can normally be reached on M-Thur. 8am-6pm.

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, James P. Trammell can be reached on 571-272-6712. The fax phone

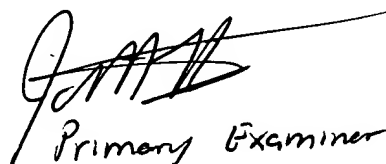
Art Unit: 3621

number for the organization where this application or proceeding is assigned is 571-273-8300.

Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free).

Daniel L. Greene  
Examiner  
Art Unit 3621

11/22/2005

  
Primary Examiner  
Art 3621